



MURIEL BOWSER
MAYOR

December 2, 2022

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Room 504
Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for consideration and enactment by the Council of the District of Columbia is the "District of Columbia Housing Authority Stabilization and Reform Amendment Act of 2022," the "District of Columbia Housing Authority Stabilization and Reform Temporary Amendment Act of 2022," and the "District of Columbia Housing Authority Stabilization and Reform Emergency Amendment Act of 2022," along with an accompanying emergency declaration resolution.


The purpose of this proposed legislation is to create a new District of Columbia Housing Authority ("DCHA") Stabilization and Reform Board, to replace the existing DCHA Board of Commissioners. The primary responsibility of the new board will be to oversee the reform and revitalization of DCHA and to ensure the robust implementation of a work plan to address the issues raised in the recent U.S. Department of Housing and Urban Development recent report on the operations of DCHA. The new board will also make recommendations to create a sustainable infrastructure necessary to successfully advance the mission of the Authority, which is to build and maintain safe, decent, affordable housing for District residents.

I urge the Council to take prompt and favorable action on the enclosed legislation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Muriel Bowser".

Muriel Bowser


Chairman Phil Mendelson
at the request of the Mayor

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend, on an emergency basis, the District of Columbia Housing Authority Act of 1999 to establish a temporary stabilization and reform board to govern the District of Columbia Housing Authority ("DCHA") and to require that the board and the Executive Director of DCHA take specific actions to reform and revitalize the operations of DCHA.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,

That this act may be cited as the "District of Columbia Housing Authority Stabilization and Reform Emergency Amendment Act of 2022".

Sec. 2. The District of Columbia Housing Authority Act of 1999, effective May 9, 2000 (D.C. Law 13-105; D.C. Official Code § 6-201 *et seq.*), is amended as follows:

(a) Section 2 (D.C. Official Code § 6-201) is amended as follows:

(1) Paragraph (6) is amended by striking the phrase "Board of Commissioners" and inserting the phrase "Stabilization and Reform Board" in its place.

(2) Paragraph (12) is repealed.

(3) A new paragraph (17A) is added to read as follows:

"(17A) "Dwelling unit" means any room or group of rooms located within a residential or mixed-use building and forming a single unit which is used or intended to be used for living, sleeping, and the preparation and eating of meals."

(b) Section 10(h) (D.C. Official Code § 6-209(h)) is amended as follows:

34 (1) Strike the phrase “or Commissioner of the Authority” and insert the
35 phrase “member of the Board, or member of the former Board of Commissioners” in its
36 place.

37 (2) Strike the phrase “a Commissioner” and insert the phrase “a member
38 of the Board, member of the former Board of Commissioners,” in its place.

39 (c) New sections 11a and 11b are added to read as follows:

40 “Sec. 11a. Stabilization and Reform Board.

41 “(a) The Authority shall, from and after the date set forth in subsection (h) of this
42 section, be governed by a Stabilization and Reform Board, which shall consist of the
43 following members:

44 “(1) The following 7 voting members, each of whom shall be residents of
45 the District:

46 “(A) One member with experience in housing development or
47 operations;

48 “(B) Two members with experience in affordable housing
49 development, operations, or finance;

50 “(C) One member with knowledge of federal housing law and
51 regulation;

52 “(D) One member with experience in capital project financing;

53 “(E) One member who is a member of the resident advisory board
54 for the Authority or a member of a resident council of a Housing Property owned,
55 operated, or managed by the Authority; and

56 “(F) The Director of the District’s Office of Budget and
57 Performance Management; and

58 “(2) The Chief Financial Officer, or a designee of the Chief Financial
59 Officer who is an employee of the Office of the Chief Financial Officer, who shall serve
60 as a non-voting member.

61 “(b)(1) Each member of the Stabilization and Reform Board shall be appointed by
62 the Mayor, with the advice and consent of the Council pursuant to section 2(e) of the
63 Confirmation Act of 1978, effective March 3, 1979 (D.C. Law 2-142; D.C. Official Code
64 § 1-523.01(e)), except as provided in paragraph (2) of this subsection and subsection (c)
65 of this section.

66 “(2) The Director of the District’s Office of Budget and Performance
67 Management and the Chief Financial Officer, or the Chief Financial Officer’s designee,
68 shall serve as members of the Stabilization and Reform Board by virtue of their
69 incumbency in the position of Director of the District’s Office of Budget and
70 Performance Management and Chief Financial Officer or employee of the Office of the
71 Chief Financial Officer.

72 “(c) Notwithstanding subsection (b) of this section, the Mayor may appoint the
73 following individuals to the Stabilization and Reform Board without the advice and
74 consent of the Council pursuant to section 2(e) of the Confirmation Act of 1978, effective
75 March 3, 1979 (D.C. Law 2-142; D.C. Official Code § 1-523.01(e)):

76 “(1) Raymond A. Skinner, to fill the Board seat described in subsection
77 (a)(1)(A) of this section and to serve as chairperson of the Stabilization and Reform
78 Board;

79 “(2) James M. Dickerson, to fill one of the Board seats described in
80 subsection (a)(1)(B) of this section;

81 “(3) Jessica Haynes-Franklin, to fill one of the Board seats described in
82 subsection (a)(1)(B) of this section;

83 “(4) Christopher Murphy, to fill the Board seat described in subsection
84 (a)(1)(C) of this section; and

85 “(5) Melissa Lee, to fill the Board seat described in subsection (a)(1)(D) of
86 this section.

87 “(d) The members of the Stabilization and Reform Board referred to in subsection
88 (a)(1)(A) through (E) of this section shall each serve for one term of 3 years; provided,
89 that each such member may continue to serve until a successor board assumes the
90 responsibilities of the Stabilization and Reform Board; provided further, that in the event
91 of a vacancy in the seat of such a member of the Board, the Mayor may appoint a
92 member, pursuant to subsection (b)(1) of this section, to serve the remainder of the
93 unexpired term or until a successor board assumes the responsibilities of the Stabilization
94 and Reform Board.

95 “(e) Upon a vacancy in the office of the chairperson of the Stabilization and
96 Reform Board, the Mayor shall designate a chairperson from among the members of the
97 Stabilization and Reform Board referred to in subsection (a)(1)(A) through (E) of this
98 section.

99 “(f) The Stabilization and Reform Board shall meet at least 10 times per year. All
100 meetings of the Stabilization and Reform Board shall be open to the public, except as

101 may otherwise be authorized by the Open Meetings Act, effective March 31, 2011 (D.C.
102 Law 18-350; D.C. Official Code § 2-571 *et seq.*).

103 “(g) A quorum of the Stabilization and Reform Board, for the purposes of taking
104 any official action, shall consist of 4 members

105 “(h) The Stabilization and Reform Board established by this section shall assume
106 authority from the Board of Commissioners established by section 12, and the Board of
107 Commissioners shall be dissolved, upon the swearing in of at least 4 members of the
108 Stabilization and Reform Board.

109 “Sec. 11b. Reform activities.

110 “(a) Within 15 days after the end of each calendar quarter, the Executive Director
111 shall, after submission to the Stabilization and Reform Board, submit a report to the
112 Mayor and the Council that describes the progress of the Authority in:

113 “(1) Addressing and remediating the issues identified by the U.S.
114 Department of Housing and Urban Development in its 2022 assessment of the Authority;

115 “(2) Developing and implementing a plan to expedite the leasing of
116 dwelling units owned, operated, or managed by the Authority;

117 “(3) Identifying individual dwelling units within Housing Properties of the
118 Authority that are in a substandard condition and improving the condition of such units to
119 a state of good repair;

120 “(4) Developing and implementing a plan for the maintenance, in an
121 ongoing state of good repair, of Housing Properties of the Authority and individual
122 dwellings units within those Housing Properties;

123 “(5) Improving the management of the wait list for dwelling units of the
124 within Housing Properties of the Authority; and
125 “(6) Meeting the training requirements established by section 12(h) and
126 14(d).
127 “(b) The Stabilization and Reform Board shall provide recommendations to the
128 Mayor and the Council for the structure of a successor board of directors to govern the
129 Authority on an ongoing basis.”.
130 (d) Section 12 (D.C. Official Code § 6-211) is amended as follows:
131 (1) The section heading is amended to read as follows:
132 “Sec. 12. Additional Board provisions.”.
133 (2) Subsections (a), (b), (c), (d), (e), (f), (g), (i), (j), (k), (l), (m), (n), (o),
134 (p), (q), (t), (v)(3), and (w) are repealed.
135 (3) Subsection (h) is amended by adding a new paragraph (7) to read as
136 follows:
137 “(7) Each reference to “Commissioner” in this paragraph shall be deemed
138 to be a reference to a member of the Board.”.
139 (4) Subsection (r) is amended by striking the phrase “No Commissioner”
140 and inserting the phrase “No member of the Board” in its place.
141 (5) Subsection (s) is amended by striking the phrase “Commissioners
142 shall” and inserting the phrase “Each member of the Board referred to in section
143 11a(a)(1)(A) through (E) shall” in its place.
144 (6) Subsection (u) is amended by striking the phrase “any Commissioner”
145 and inserting the phrase “any member of the Board” in its place.

146 (e) Section 14 (D.C. Official Code § 6-213) is amended by striking the phrase
147 “direction and supervision” and inserting the phrase “oversight” in its place.

148 (f) Section 21 (D.C. Official Code § 6-220) is amended as follows:

149 (1) The section heading is amended by striking the phrase “of
150 Commissioners”.

151 (2) Subsection (a) is amended by striking the phrase “each Commissioner”
152 and inserting the phrase “each member of the Board”.

153 (3) Subsection (b) is amended as follows:

154 (A) Strike the phrase “as a Commissioner” and insert the phrase
155 “as a member of the Board or a member of the former Board of Commissioners” in its
156 place.

157 (B) Strike the phrase “no former Commissioner” and insert the
158 phrase “former member of the Board or former member of the former Board of
159 Commissioners” in its place.

160 (C) Strike the phrase “as Commissioner” and insert the phrase “as
161 a member of the Board or a member of the former Board of Commissioners” in its place.

162 (D) Strike the phrase “any former Commissioner” and insert the
163 phrase “any former member of the Board or former member of the former Board of
164 Commissioners” in its place.

165 (4) Subsection (c) is amended by striking the phrase “any Commissioner”
166 and inserting the phrase “any member of the Board” in its place.

167 (g) Section 26g(b)(2)(C) (D.C. Official Code § 6-232(b)(2)(C)) is amended by
168 striking the phrase “and to vote for candidates for resident commissioner to serve on the
169 Board, as provided in section 12”.

170 Sec. 3. Conforming amendment.

171 Section 2(e) of the Confirmation Act of 1978, effective March 3, 1979 (D.C. Law
172 2-142; D.C. Official Code § 1-523.01(e)), is amended by adding a new paragraph (27A)
173 to read as follows:

174 “(27A) The Stabilization and Reform Board of the District of Columbia
175 Housing Authority, established by section 11a of the District of Columbia Housing
176 Authority Act of 1999;”.

177 Sec. 4. Applicability.

178 Section 2(a), (b), (d), (e), and (f) shall apply on the date that the Stabilization and
179 Reform Board assumes authority for the governance of the Authority, as provided in
180 section 11a(h) of the District of Columbia Housing Authority Act of 1999, passed on
181 emergency basis on December 6, 2022 (Enrolled version of Bill 24-___).

182 Sec. 5. Fiscal impact statement.

183 The Council adopts the fiscal impact statement of the Chief Financial Officer as
184 the fiscal impact statement required by section 4a of the General Legislative Procedures
185 Act of 1975, approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-
186 301.47a).

187 Sec. 6. Effective date.

188 This act shall take effect following approval by the Mayor (or in the event of veto
189 by the Mayor, action by the Council to override the veto), and shall remain in effect no

190 longer than 90 days, as provided for emergency acts of the Council of the District of
191 Columbia in section 412(a) of the District of Columbia Home Rule Act, approved
192 December 24, 1973 (87 Stat. 788; D.C. Official Code § 1-204.12(a)).